

WARRANTY DEED  
Joint Tenancy**Know all Men by these Presents,**

025174

59-2-36 ✓  
52-153

**That** I, JOAN F. ROY of Waterville, County of Kennebec and State of  
Maine,

in consideration of One (\$1.00) Dollar and Other Valuable Considerations

paid by ANDREW M. KOWALIK and BARBARA Z. KOWALIK of Waterville, County of  
Kennebec and State of Maine,

whose mailing address is 30 Green Street, Waterville, Maine, 04901

TRANSFER  
TAX  
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said ANDREW M. KOWALIK and BARBARA Z. KOWALIK

as joint tenants and not as tenants in common, their heirs and assigns forever,

TWO CERTAIN LOTS or parcels of land situated in Waterville, in the County of  
Kennebec and State of Maine being numbered seven (7) and eight (8) on plan of  
Elmwood Villa made by Burleigh and Page, C.E., dated September 29, 1910 and  
recorded in Kennebec County Registry of Deeds.

BEING the same premises conveyed to Joan F. Roy and her late husband, Robert  
A. Roy, by Warranty Deed in joint tenancy from Russell W. Loud dated July  
26, 1955, recorded in the Kennebec County Registry of Deeds in Book 1009,  
Page 178, and by deed in joint tenancy from Russell W. Loud, Administrator  
of the Estate of Gwendolyn J. Loud dated July 26, 1955, recorded in the Kennebec  
County Registry of Deeds in Book 1009, Page 180. Robert A. Roy died on June  
19, 1985.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ANDREW M. KOWALIK and BARBARA Z. KOWALIK

52-153

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

EXCEPT AS AFORESAID

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said JOAN F. ROY

~~and~~

~~xxx husband/wife of the said xxx~~

~~joining in this deed~~ as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 29th day of the month of September, A.D. 1987.

Signed, Sealed and Delivered

in presence of

*Stephen F. Dubord*

*Joan F. Roy*  
JOAN F. ROY

State of Maine, County of KENNEBEC ss. September 29, 19 87.

Then personally appeared the above named JOAN F. ROY

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Stephen F. Dubord*

Stephen F. Dubord Notary Public  
Attorney At Law Attorney at Law  
Notary Public

My Commission Expires: 9/5/87

Printed Name, .....

RECEIVED KENNEBEC SS.

1987 SEP 30 AM 9:00

RECORDED FROM ORIGINAL

